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**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

JUNE 2, 2005

**THURSDAY
9:00 AM**

**COMMISSION
CHAMBERS**

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Opening Prayer and Pledge of Allegiance
 - C. Remarks of the Chair
 - D. Proof of Publication
 - E. Swearing In
 - F. Disclosures

- 2. POSTPONEMENTS (Pages 1-2)**

- 3. CONSENT AGENDA (Page 3)**

- 4. REGULAR AGENDA (Pages 4-6)**

- 5. COMMISSIONER COMMENTS (Page 6)**

- 6. DIRECTOR COMMENTS (Page 6)**

- 7. ADJOURNMENT (Page 6)**

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, JUNE 2, 2005

1. CALL TO ORDER

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer and Pledge of Allegiance.
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Jane M. Thompson Memorial Chambers, 301 N. Olive Avenue, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission may take final action or issue an advisory recommendation on accepting, rejecting or modifying the recommendations of staff. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the Jane M. Thompson Memorial Chambers, 301 N. Olive Avenue, West Palm Beach, FL, at 9:30 A. M. on **Wednesday**, June 15, 2005, to take final action on the applications listed below.

- D. Proof of Publication – Motion to receive and file.
- E. Swearing In – County Attorney.
- F. Disclosures.

2. POSTPONEMENTS

A. POSTPONEMENTS

- 1. **PDD/R/TDR/W2004-227** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Polo Realty, Inc., by Land Design South, Inc., Agent. Request: Rezoning from the Multiple Use Planned Development (MUPD) District and the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use petition of Polo Realty, Inc., by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 235 units and to designate this petition as the receiving area. Title: Waiver. Request: Deviation from cul-de-sac and dead-end restrictions. General Location: Northeast corner of Old Clint Moore Road and Jog Road (**ROYAL PALM POLO PUD**). (Control 2004-203)

Pages 1-31

Size: 122.88 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday, July 7, 2005 (Petitioner requested).

2. **DOA1986-064B** Title: Resolution approving a Development Order Amendment petition of Holy Spirit Lutheran Church Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship. General Location: Approximately 0.6 mile south of Donald Ross Road on the west side of Ellison Wilson Road (**HOLY SPIRIT LUTHERAN CHURCH**). (Control 1986-064)

Pages 32-67

Size: 5.25 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, July 7, 2005 (Petitioner requested).

END OF POSTPONEMENTS

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 3. **DOA2004-442** Title: Resolution approving a Development Order Amendment petition of Acts II Assembly of God, Inc., by Land Research Management, Inc., Agent. Request: To reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship. General Location: Approximately 1,200 feet west of Folsom Road on the south side of Okeechobee Boulevard (**ACTS II ASSEMBLY OF GOD**). (Control 1984-186)

Pages 68-84

Size: 5.0 acres ±

BCC District: 6

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship.

- 4. **Z/COZ2004-292** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of Shad Arcade Inc., by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the General Commercial (CG) and the Residential High Density (RH) Zoning Districts to the General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ). General Location: Southeast corner of Westgate Avenue and Wabasso Drive (**WESTGATE & WABASSO COMMERCIAL**). (Control 2003-066)

Pages 85-97

Size: 1.06 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the General Commercial and the Residential High Density Zoning Districts to the General Commercial Zoning District with a Conditional Overlay Zone.

- 5. **DOA2005-00144** Title: Resolution approving a Development Order Amendment petition of 4 Star Real Estate Dev., Inc., by Kilday & Associates, Inc., Agent. Request: To add land area, reconfigure the site plan, and add square footage. General Location: Northwest corner of State Road 7/US441 and Boynton Beach Boulevard (**4 POINTS MARKET**). (Control 1997-102)

Pages 98-119

Size: 2.45 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to add land area, reconfigure the site plan, and add square footage.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

6. **DOA/R2004-293** Title: Resolution approving a Development Order Amendment petition of Chimu, Inc., by DLCA, Agent. Request: To reconfigure the site plan and modify/delete conditions of approval for a Special Exception to allow a Planned Commercial Development. Title: Resolution approving a Requested Use petition of Chimu, Inc., by DLCA, Agent. Request: To allow a financial institution. General Location: Approximately 650 feet west of Military Trail on the north side of Hypoluxo Road (**CHIMU SHOPPING CENTER**). (Control 1994-013)

Pages 120-146

Size: 8.74 acres ±

BCC District: 3

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan and modify/delete conditions of approval for a Special Exception to allow a Planned Commercial Development.

MOTION: To recommend approval of a Requested Use to allow a financial institution.

7. **PDD2005-017** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Kenco-Ansca Delray Holdings LLC, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. General Location: Southeast corner of Flavor Pict Road and State Road 7/US441 (**DELRAY HOLDINGS 282 PUD**). (Control 2005-014)

Pages 147-179

Size: 282.68 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development District.

C. ZONING PETITIONS

8. **Z/CA2004-497** Title: Resolution approving an Official Zoning Map Amendment petition of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: To allow a church or place of worship. General Location: Northwest corner of Lake Worth Road and Blanchette Trail (**BETHEL ASSEMBLY OF GOD**). (Control 2004-009)

Pages 180-199

Size: 18.26 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow a church or place of worship.

9. **PDD2004-658** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA PUD**). (Control 2004-456)

Pages 200-231

Size: 93.67 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

10. **PDD2004-660** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA MUPD**). (Control 2004-457)

Pages 232-255

Size: 17.99 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Multiple Use Planned Development District.

11. **Z2005-145** Title: Resolution approving an Official Zoning Map Amendment petition of Aneice Lassiter Laceco, Inc.; W.G. Lassiter, Jr.; and Richard Johnson, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approximately 900 feet west of Congress Avenue on the south side Lantana Road (**LANTANA COMMERCIAL**). (Control 2005-062)

Pages 256-273

Size: 1.62 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the General Commercial Zoning District with a Conditional Overlay Zone.

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**